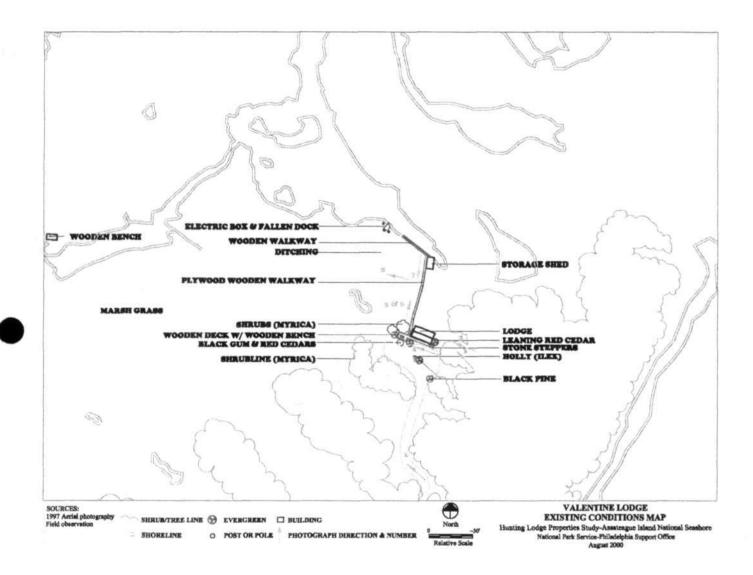
# MARYLAND HISTORICAL TRUST DETERMINATION OF ELIGIBILITY FORM NR Eligible: yes \_\_\_\_\_ no \_\_\_

Property Name:	Green Run Lodge		Inventory Number:	WO-0,581
Address: Assateague	e Island, Maryland	City:	Zip Code:	21811
County: Worce	ester	USGS Topographic Map	Whittington Point, MD	
Owner: United Stat	es of America	Is	the property being evaluated	d a district? yes
Tax Parcel Number:	Tax Map Number:			
Project: Hunting	Lodge & Retention Properties	Age		
Site visit by MHT Sta	aff: X no yes	Name:	Date:	
Is the property locate	d within a historic district?	yesX_no		
If the property is with	hin a district	District In	ventory Number:	
NR-listed district	yes Eligible district _	yes District Na	me:	
Preparer's Recomm	endation: Contributing reson	urceyesno Nor	n-contributing but eligible in	another context
If the property is not	within a district (or the prope	rty is a district)		
Preparer's Recomme	endation: Eligible X	yesno		
Criteria: X A	BXC D	Considerations: A	A B C D E	F G None
_	e property/district is presented	in: Historic Context St	udy of Waterfowl Hunting C	Camps and Related
			ssateague Island National Se d P.A. Russell. 2004	eashore, MD & VA.
Description of Prope	erty and Eligibility Determinat	ion: (Use continuation sheet if n	ecessary and attach map and photo	)
Green Run Lifesavir clubhouse33' x 2. 1,765 square feet." kitchen on the first f	n of Structures: The Green Rurent location in the mid 1950s. ng Service Station. As describ 5' and 16' x 35' and 6' x 18' of The structure has seven room floor, and one large bedroom on; the roof is a combination of	At least one of the composed in a 1969 appraisal, the in the first floor and 16' x is including a clubroom, gen the second floor. The ex	nent structures is believed to Lodge is "a one and two sto 8" on the second floor, contar ar room, three bedrooms, ful terior is finished in asphalt s	be part of the former ry frame aining approximately l bath, hall and iding over clapboard
Other structures on	the property include two small	wood frame sheds, boardy	valk, and a dock/pier with co	overed storage.
Prepared by:	Carl S. Zimmerman	I	Date Prepared: 11/28/2011	
Eligibility recomm Criteria: X	TORICAL TRUST REVIEW  tended X Eligibility  A B X C D	v not recommendedA		_FGNone
Om	other Saus		18/12	
Reviewer	, Office of Preservation Serv	ices	Date	
124	Reviewer NR Program		Date	

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Continuation Sheet No. 1

#### **Existing Conditions Map**



Continuation Sheet No. 2

#### **Brief History**

Green Run Lodge (also called Green Run Hunting Club and Lodge, Green Run Association and Jackson Brothers) (built from part of Green Run Inlet Life-Saving Station built 1875-6) (1954-5?)

The property was used for commercial waterfowl hunting, game hunting, and fishing. Green Run Lodge was described as "One of the Finest Commercial Clubs in the Country" and "one of the finest gunning spots in the East." It was considered the largest commercial gunning club in Maryland. After the move of the Green Run Lodge from its original location to its present location in 1954 the property was used as a private hunting membership club. An ad which appeared in 1968 stated, "DUCKS Hunt on the Famed Waters of Chincoteague Bay - Assateague Island - Maryland Modern Lodge--Excellent Guides--Supers Blinds, ... Green Run Lodge." An appraisal dated July 7, 1969, states, "The entire property of all three tracts including the lodge has been and is considered a commercial gunning club, even though [sic] the owners prefer to use the facilities a considerable portion of the time, for themselves rather than renting any and all of the operation during the entire gunning season of approximately 70 days. . . Tract 6-539 known as 'Pirate Islands' together offer gunning areas for all types of water fowl from the Canvas Back and Blue Bill Duck in the deep water areas to the goose and Brant shooting in the shallow water areas." A second appraisal dated July 14, 1969, stated that the type of property is "Commercial/Private Gunning Lodge/known as Green Run Lodge." Each parcel is described and identified when sunken duck blinds, bulkhead sunken shore blinds, portable duck blinds, offshore blinds or boat hides were present as well as the number of each. For example for tract 6-539 there were reported six shore blinds, eight portable blinds, and three offshore blinds. This same tract offers "some of the finest diving duck shooting found anywhere on or near Assateague Island." The structure is referred to as "a one and two story frame clubhouse." The quality of shooting for each island which is a part of this property was listed as "Excellent." Another updated appraisal dated August 17, 1972, states that, "This property is the only commercial gunning enterprise operating under permit of the County, in the entire area. For many years the Jackson brothers, owners of the property... have operated a very extensive commercial venture in gunning, fishing, clamming etc . . . the lodge is now equipped to accommodate [sic] eight (8) gunners . . . . ".

A brochure, believed to be dated 1949-50, describes the [original] lodge as follows: "accommodations for 28 persons and facilities have been installed for men and women . . . inside showers and toilets, recreational rooms, with fire-place; billiard and card tables . . . large Electric Plant for light and power . . . . Bed lights for night reading with press button in each room for service to guests . . . modern sanitary sewerage system . . . the superintendent and his wife, guides and porters cater to the pleasure of guests. The Club also has a chef that knows Maryland cooking and how good food should be served . . . prepares and packs hot lunches for the Gunners . . . . Porter Service is maintained at the Lodge, and not one item of service is missing . . . . Guides are all experienced . . . have followed the hunting business all their lives . . . All guides and employees are housed and roomed separately, hence their early morning preparations to go to the blinds do not disturb the guests until breakfast call is made . . . . The Lodge has over 500 wooden Geese and Duck decoys; several motor boats, out-board motor boats, and several skiffs to haul decoys to the blinds. The Lodge also has one light draft motor boat, which has a covered cabin with a very light draught [sic], built just for going to and from the shore and Island blinds. . . Green Run Lodge has some 32 shooting blinds . . . . We have Chesapeake Bay Retrievers at our Lodge. Guests are permitted to bring free of charge their Retrievers to our Lodge . . . . Thousands of Black Ducks are hatched and reared in the Lakes at present, in fact more Black Ducks are reared at Green Run Lodge, than are legally killed there in Season . . . rates are \$30.00 per day per guest for Duck and Goose shooting. This price includes Guides, motor boats to and from the blinds, room and board, including hot lunches and all conveniences thereto attached, also meeting you and party on mainland by motor boat or car, at a place we will designate . . . . Our Airport is approximately 5,000 feet long and 2,500 feet wide . . . . There have been seventy-nine airplanes on our Strip at one time.

Green Run Inlet was first hunted from floating shantyboats about 1924 before they were pulled up on land in 1946 to form the first hunting lodge. The shantyboats were built near Girdletree, Maryland, in 1923. The cook and guides slept in one shantyboat while the bigger fancier shantyboat with varnished tongue-and-groove paneling was where the guests stayed and ate. When the land based clubhouse was built one shanty was still retained as the kitchen for a time. The property includes three tracts: tract 5-422 consisting of nine parcels in "Fox Hill Levels," tract 6-539 consisting of eight islands known as the "Pirate Islands," and tract 7-460 consisting of land on both sides of Green Run Cove. The Green Run Association, a group of sportsmen from New York, bought ten parcels of land from Frederick Gunby Bell in 1926, two parcels from Ocean Beach Land and Investment Company in 1927, three parcels from Showell in 1930 and two from Powell in 1930. The entire property

Continuation Sheet No. 3

consisted of several thousand acres including Showell Island and Swan Island which were sold to Frederick Gunby Bell in 1939. Bell sold the property to brothers Charles J. Jackson, Robert B. Jackson, and Harry Lee Jackson in 1946. Charles Jackson sold tract 7-460 with the present lodge to South Ocean Beach, Inc. in 1952. The first lodge was burnt sometime between 1952 and 1954. The Jacksons bought the tract back in 1954. It is believed this is when the life-saving station kitchen part of the original lodge was moved and incorporated into the new lodge. The Green Run Association now became Green Run Lodge. The cook was named "Pork Chop." He worked for the club around twenty years. The Jackson's sold their property to the US Government in 1972. In 1975 the Jacksons hosted a lunch for sportswriters and wives who visited Assateague Island. Cullen S. Jenkins (1907-?) leased Green Run Lodge for several years but the time of his lease is uncertain.

The first land based Green Run Lodge was established in 1946 on the north side of Birches Creek about one mile north of the present lodge. It incorporated a shantyboat used for living quarters attached on the east side of the main building. The life saving station kitchen, tool house and utility buildings were among six outbuildings located on the west side of the lodge placed so as to form a semicircle. The hunting lodge operated similarly to a casino with slot machines, roulette wheel, craps table, poker tables and pinball machines. The Jacksons also operated a casino in Ocean City. The interior was paneled in knotty pine and the ten-foot wide fireplace had half dollars and silver dollars embedded in the mortar. Otter skins also adorned the walls. It was described as "ritzy" by "Connie" Purnell. A large board with hooks for hanging up ducks, reading "Green Run Lodge" and with the year date was used for photographic opportunities. Two accounts claim Leon Ackerman, one of the owners, was so disgusted by the bickering between the members over whether to keep the lodge for gambling or hunting purposes that he ordered it burned down. After the first lodge was burned sometime between 1952 and 1954 the second lodge at its present site was created in part by moving the "kitchen" section to house the guides and cook. This new site is about 1,000 feet due south of Scott's Ocean House hotel site which operated from 1869 to possibly 1915 on Green Run Bay. An appraisal of the new lodge dated July 7, 1969, states that, "the hunting lodge . . . was originally a two-story Coast Guard Station [life-saving station] and from this, two additions have been made, one a 25' x 33' living room, bedroom addition with an interior porch of 16' x 17' tying the two buildings together . . . . The roof of the old Coast Guard Station [life-saving station] is cedar shingle, while the 25' x 33' addition has asphalt shingle roof and the middle portion metal roof. The game room had mounted deer heads, pheasants, and ducks on the walls. [See supplementary information about original Green Run Lodge

During the 1990s there were several reported violations including: baiting, cutting large bushes to construct blinds, lack of needed permits, use of lead shot, exceeding daily bag limits, lying to rangers about numbers of birds shot, skeet shooting which resulted in clay pigeon, steel and lead shot debris, domestic violence, damage to lodge, guests with felony warrants, marijuana smoking, failure to turn in log sheets on the agreed schedule, failure to properly tag birds, drinking while hunting, and illegal dumping of trash. In 1994 the retention rights of the property were threatened to be withdrawn. The owners agreed to limit hunting to a few responsible quests; but none of their friends. Green Run Lodge had as many as thirty guides, fifty gunning members and two or three cooks. Harold Jackson Rayne, Sr. was the manager at one point. Wardie Jarvis, with a wooden leg, was the cook as well as Jackson Bunting, and "Pork Chop," an African-American. G. Troy Purnell served as caretaker of the property. Guides included Josh Bunting, Fred Bunting, Roland Earl "Fish" Powell, and Max Simpson. Green Run Lodge was frequented by New York stockbrokers who came south by train to Snow Hill and then by boat to the lodge.

Green Run Inlet Life-Saving Station was built 1875-76 from plans drawn in 1873 and known as the "1874-Type." A total of 25 stations were built using this plan including Assateague Beach, Smith Island, Cape Henry, Dam Neck Mills, and False Cape, all in Virginia. Green Run Inlet was the only station built to this plan in Maryland. The 1874-Type is a combination of Carpenter Gothic and Stick Style characterized by wood bracketing in the roof gables and eaves, diagonal boards applied over horizontal or vertical siding and occasional use of side buttresses. The Green Run Inlet Life-Saving Station was somewhat unusual in that a shed-like roof extension on one side afforded housing for a second lifesaving boat. The station was decommissioned in 1937 and sold. [See supplementary information about Green Run Lifesaving Station below]

#### Excerpted from:

Eschelman, R.E. and P.A. Russell. 2004. Historic Context Study of Waterfowl Hunting Camps and Related Properties within Assateague Island National Seashore, Maryland and Virginia. National Park Service, Berlin, MD.

Continuation Sheet No. 4

#### **Eligibility Recommendation**

The natural environment is a central element of all waterfowl hunting camps. By necessity, camps were located in close proximity to water and marsh habitats frequented by wintering populations of ducks and geese. This setting was not only required to access the hunting grounds but was also an integral part of the outdoor experience desired by those using the camps. Green Run Lodge epitomizes that relationship. Located on the shore of Green Run Bay, the landscape surrounding the Lodge remains essentially unchanged from its period of use and exhibits all of the natural features of barrier island bay side habitat. The view from the Lodge is striking and its inherent connection to the adjacent marsh and bay waters is entirely characteristic of the former waterfowl hunting camps on Assateague Island.

Assateague Island and the protected waters of Chincoteague Bay were a widely known and popular destination for waterfowl hunters from as far away as New York City. During the 1940s and 50s, Green Run Lodge was the largest waterfowl hunting lodge on the Island and a focal point of outside interest. A 1968 advertisement in *Field and Stream* Magazine invited readers to "Hunt on the Famed Waters of Chincoteague Bay" at the Green Run Lodge. The presence of a beach "airfield" encouraged another type of clientele and Green Run was a popular destination for private pilots in the Mid-Atlantic region. The Lodge played a significant role in the history of hunting on Assateague and helped popularize the Island and Chincoteague Bay as a hunting destination during the mid 20<sup>th</sup> century.

The majority of Assateague's former waterfowl hunting lodges and clubhouses were of relatively simple construction, and often composite structures. The moving and recycling of buildings (and boats) was a creative and necessary response to the challenges of occupying such a dynamic landform, and was widely practiced on Assateague. Green Run Lodge epitomizes this approach and includes components ranging from a portion of the old Green Run Lifesaving station to room additions constructed in the 1960s to elements added during repairs in the 1980s and '90s. Throughout its period of occupancy, the Lodge was used exclusively as a hunting camp and was never adapted for a different use.

In addition to the main lodge or clubhouse, most camps included secondary structures such as decoy sheds, kennels, boat docks, and other small support features. The built landscape of Green Run Lodge includes some of these characteristic ancillary structures, including a substantial boat facility. The complex includes a pier with a covered storage building, breakwater, boat docking slips, and a boardwalk along the shore connecting to a decoy shed.

Although exposure to the elements has damaged some components, the Lodge retains a significant amount of original fabric, including those portions that were a part of the former Green Run Lifesaving Station. The roof has been breached in one of the later additions to the Lodge, but otherwise, the structure remains free from water intrusion and most interior features are intact. The use of pilings which elevates the structure above the land surface has largely prevented extensive insect damage. Overall, the Green Run Lodge is in better condition and retains more of the original fabric than any of the other former waterfowl hunting camps remaining on Assateague Island.

The Green Run Lodge is intimately associated with the historic context of commercial and recreational hunting on Assateague Island, and retains a high degree of integrity. Because of its important contributions to the history of hunting on Assateague the property is considered to be significant under Criterion A for its associative value. Green Run Lodge is also considered to be significant under Criterion C for the distinctive methods of construction and creative use of materials that is typical of island hunting camps. The property is therefore considered to be **eligible** for the National Register of Historic Places.

Continuation Sheet No. 5

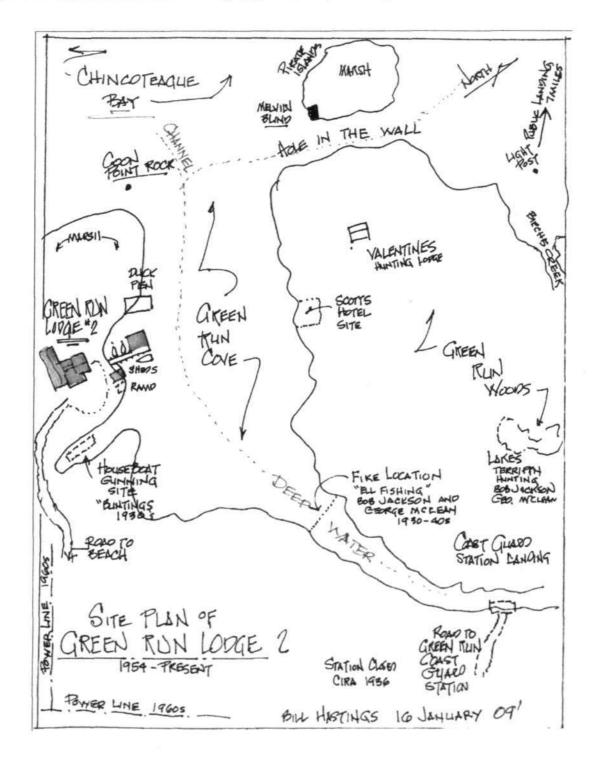


Green Run Lodge, 1965/66. Left to Right; Bob Jackson, Tinker (Robert Lemual) Jackson, Charles Jackson, Newt Cropper, cook/caretaker Wardie Jarvis, and Ocean City Mayor Hugh Cropper Jr.

Photograph from the collection of the Ocean City Lifesaving Museum

Continuation Sheet No. 6

The sketch below was drawn by Bill Hastings, and provided by Allen Sklar of Ocean City, MD (www.assateaguephotos.com). Mr. Hastings spent his childhood up to the age of 16 helping his Uncle Bob Jackson and family run the Green Run lodge, both the original and what he referred to as the 2<sup>nd</sup> lodge (depicted below, WO-0581).



Continuation Sheet No. 7

#### Green Run Lifesaving Station

The Green Run Lifesaving Station was one of four frame stations erected along Maryland's seashore during the fourth quarter of the nineteenth century to serve stranded or wrecked ocean-going vessels. Records of the United States Coast Guard reveal the Green Run Station was built in 1875, and patterned after the early station design of 1874. In contrast to other Maryland or Delaware stations the unconventional eave decoration with wave-shaped panels and Gothic arched trim appears peculiar to Green Run. Built on a remote section of beach near the Maryland-Virginia Line, the activity at the lifesaving station was the primary focus of a small village known by the same name.

Although the station was much used through the nineteenth and early twentieth centuries, Green Run was one of the first to be decommissioned in 1939 [according to Bearrs 1968, decommissioning occurred in 1937]. Lifesaving service keepers of the Green Run Station and their respective periods of residence were John Evans (1875-1882), George C. Birch (1883-1893), Adelbert Soper (1893-1898), Albert C. Carey (1899-1901), William B.S. Powell (1902-1909), and Joel R. Gordy (1910-1914).

Built in 1875, the story-and-a-half station was supported by a minimal masonry foundation, and the building was sheathed with a combination of vertical board and shingle siding. The steeply pitched gable roof was covered with wood shingles. Rising from the center of the station roof was a gable roofed watch tower.

The sides of the building were partially covered with shed-roofed additions. Gable roofed dormers of various sizes lighted the second floor. The station extended to the rear with a shorter story-and-a half wing sheathed with vertical board siding as well. Attached to the back of the station was another single story.

It was sold into private hands, and parts of the building have been salvaged and used in the construction of other structures.

Excerpted from:

Maryland Historical Trust State Historic Site Inventory Form, Survey WO-358.

Continuation Sheet No. 8

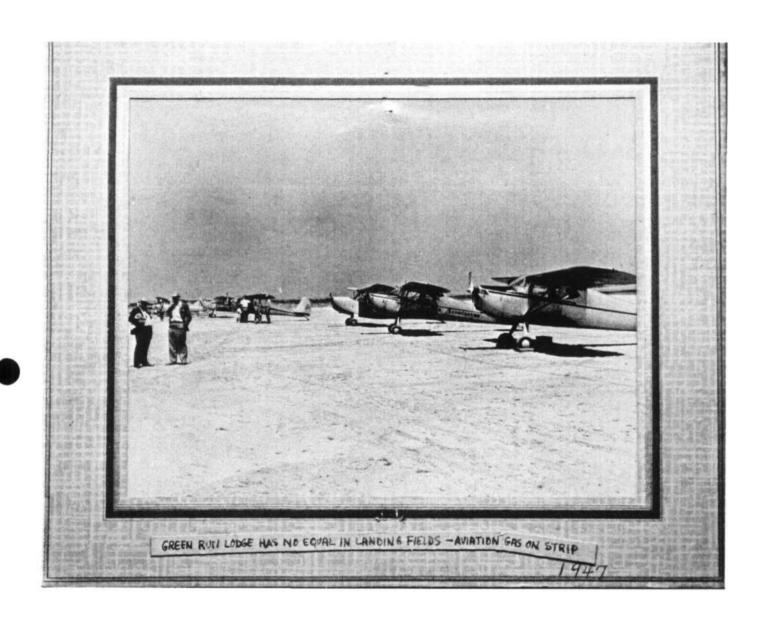
#### Original Green Run Lodge (1946-1952/54)

The following information is derived from interviews of Bill Hastings and Dewey Parsons by Allen Sklar of Ocean City, MD (www.assateaguephotos.com)

The photograph below is of the original Green Run Lodge, located on Birch's Creek. The date of the photo is unknown but believed to be prior to 1947. At the time of the photo it was used strictly as a gunning lodge, however, it was later enlarged and slot machines were installed as well as a "formal" dining room. The slots attracted a new group of folks to the island including an aviation club whose members flew down on the weekends to dine and gamble. Airplanes were able to land on the beach and there was even aviation fuel available for the planes. The photographs are courtesy of Dewey Parsons, a local pilot who landed on the beach many times.



Continuation Sheet No. 9

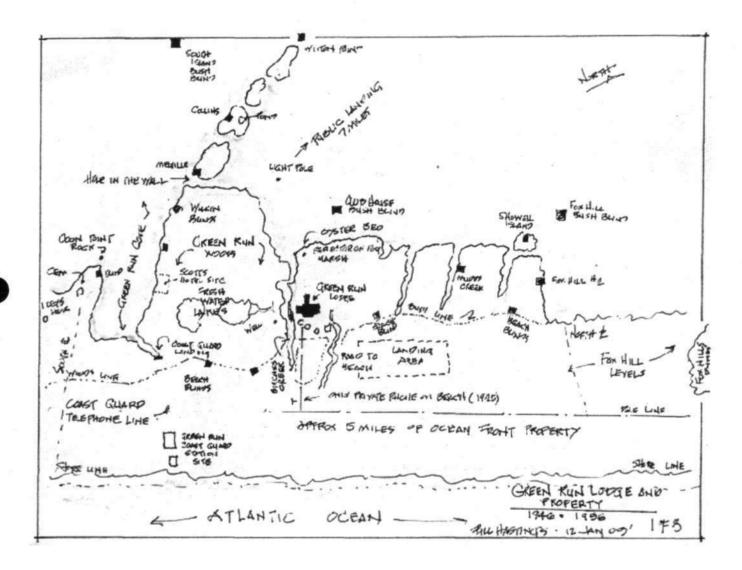


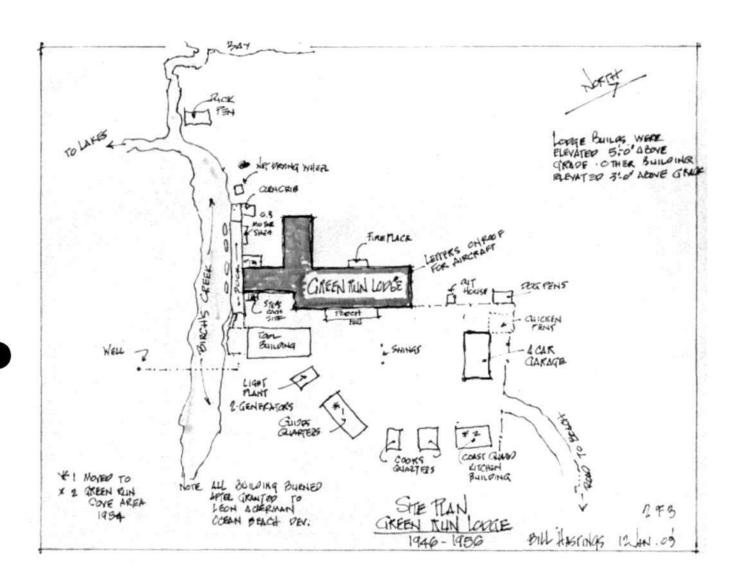
Continuation Sheet No. 10



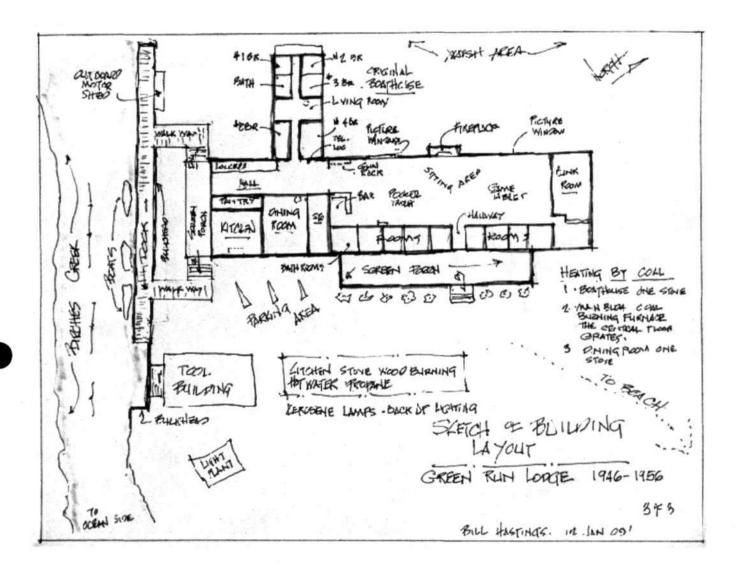
Continuation Sheet No. 11

The sketches below were drawn by Bill Hastings and provided by Allen Sklar, Ocean City, MD (www.assateaguephotos.com). Mr. Hastings spent his childhood up to the age of 16 helping his Uncle Bob Jackson and family run the Green Run lodge, both the original and what he referred to as the 2<sup>nd</sup> lodge (WO-0581).





Continuation Sheet No. 13



Continuation Sheet No. 14

#### Bibliography

Eschelman, R.E. and P.A. Russell. 2004. Historic Context Study of Waterfowl Hunting Camps and Related Properties within Assateague Island National Seashore, MD & VA. National Park Service. Berlin, MD. 103 pages.

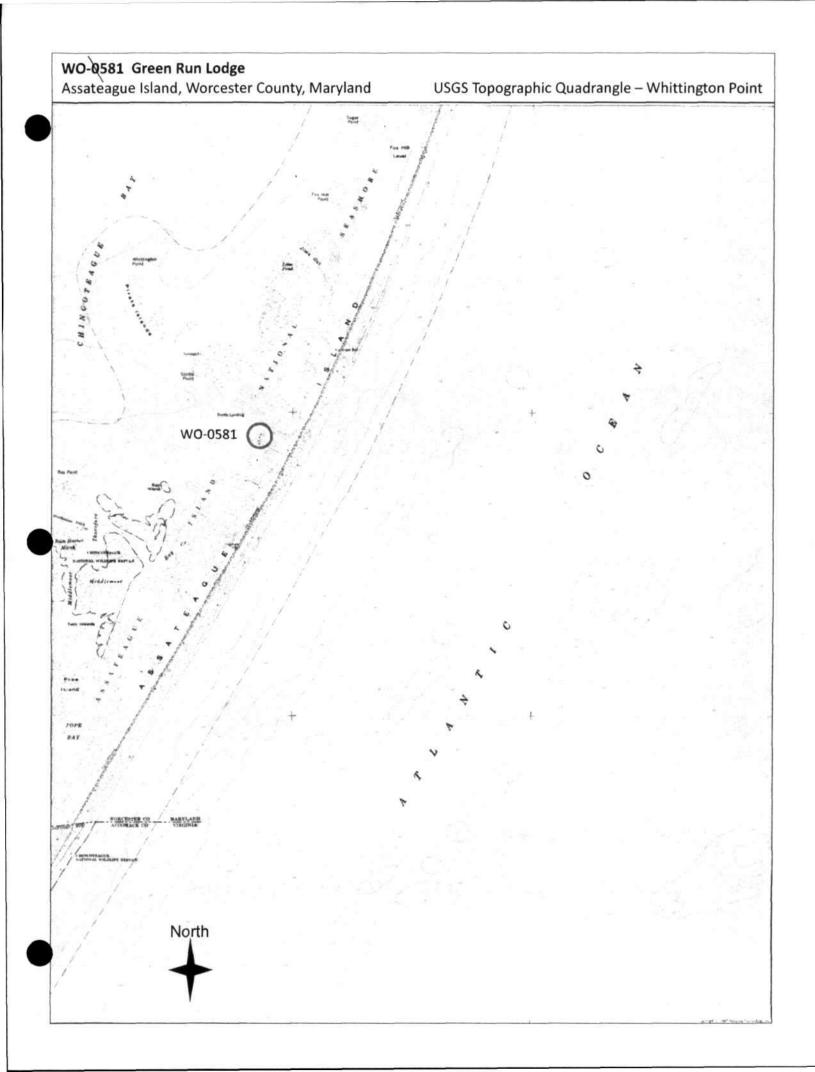
Bearss, Edwin C. 1968. General Background Study and Historical Base Map, Assateague Island National Seashore, Maryland-Virginia. National Park Service, Division of History, Office of Archeology and Historic Preservation. Washington, DC. 139 pages.

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National Park Service. 2000. Cultural Landscape Field Survey, Hunting Lodge Properties Determination of Eligibility Study, Assateague Island National Seashore. Berlin, MD. 38 pages.

National Park Service. 2012. Deed and Land Record Files, Assateague Island National Seashore. Berlin, MD.

Sklar, Allen. Historic photographs and excerpts from oral history interviews. www.assateaguephotos.com.



### WO-0581 Green Run Lodge

#### Photograph Log

Image File Name	Image Description		
WO-0581_2007-6-18_01.tif	View of Green Run Lodge from the southeast (entrance road)		
WO-0581_2007-6-18_02.tif	East wing of Lodge		
WO-0581_2007-6-18_03.tif	View of Lodge and main entrance from the northeast		
WO-0581_2007-6-18_04.tif	View of Lodge from the (north) dock complex		
WO-0581_2007-6-18_05.tif	Portion of Lodge believed to be from the former Green Run Lifesaving Station		
WO-0581_2007-6-18_06.tif	West side of Lodge		
WO-0581_2007-6-18_07.tif	South wing of Lodge from the west		
WO-0581_2007-6-18_08.tif	South wing of Lodge from the south		
WO-0581_2007-6-18_09.tif	Storage shed and dock complex on shore of Green Run Bay		
WO-0581_2007-6-18_10.tif	Storage sheds and dock complex		
WO-0581_2007-6-18_11.tif	Boating equipment storage shed and dock complex		
WO-0581_2007-6-18_12.tif	Storage shed and dock		
	=		

#### Notes:

All photographic prints created using Epson Claria ink and Epson Ultra Premium Photo Paper Glossy Digital image files saved on Delkin Devices Archival Gold® CD-R (Phthalocyanine dye)



WO-0581 Green Run Lodge 10/12 Worcester County, MD Photo by ANDREW ROACH, NPS 6-18-2007 View of Green Run Lodge From the southeast (ENTIANCE ROAD) WO-0581\_2007-6-18\_01.TIF



2 4/2 WO-0581 GREEN RUN LODGE Worcester County, MD 6/18/2007 Photo by Andrew Roach, NPS East wing of Lodge WO-0581 2007-6-18 02.TIF



30/12 WO-0581 Green Run Lodge Worcester County, MD Photo by ANDREW ROACH, NAS 6/18/2007 view of lodge and main Entrance Fom the WO-0581\_ 2007-6-18\_ 03. TIF



WO-0581 GREEN RUN Lodge 40/12. Worcester County, MD Photo by Andrew Roach, NPS 6/18/2007 View of Lodge From the (North) dock complex WO-0581 2007-6-18\_04.TIF



WO-0581 GREEN Run Lodge 50/12 Worcester County, MD Photo by ANDREW ROACH, NAS 6/18/2007 Portion of lodge believed to be From the former Green Run Lifes Aving Station WO-0581\_2007-6-18\_05. TIF



WO-0581 GREEN RUN LODGE 6 of 1.2 Worcester County, MD Photo by ANDREW ROACH, NPS 6/18/2007 West side of Lodge WO-0581\_2007-6-18\_06.TIF



WO-0581 Green Run Lodge 70/12 Worcester County, MD Photo by ANDREW ROACH, NPS 6/18/2007 South wing of Lodge From the west WO-0581\_2007-6-18\_07. TIF



WO-0581 Green Run Lodge 8 412 Worcester County, MA Photo by ANDREW ROACH, NPS 6/18/2007 South wing of Lodge From the south WO-0581 2007-6-18\_08.TIF



WO-0581 Green Run Lodge 9 412 Worcester County, MD Photo by ANDREW ROACH, NPS 6/18/2007 Storage shed and dock complex on shore of green Run bay WO-0581 2007-6-18\_09. TIF



WO-0581 GREEN RUN Lodge 100/12 Worcester County, MD Photo by Andrew Roach, NPS 6/18/2007 Storage Sheds and dock complex WO-0581 2007-6-18\_10.TIF



11412 WO-0581 GREEN Run Lodge Worcester County, MD Photo by ANDREW ROACH, NPS 6/18/2007 Boating Equipment Storage Shed And dock complex WO-0581\_2007-6-18\_11.TIF



WO-0581 Green Run Lodge 12412 Worcester County, MD Photo by Andrew Roach, NPS 6/18/2007 Storage shed and dock WO-0581\_2007-6-18\_12.TIF